



DEPARTMENT OF VETERANS AFFAIRS  
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October 13, 2005

## **LOAN GUARANTY INFORMATION LETTER #26-05-10**

**TO:** All Lenders and Lender Agents

**SUBJECT:** VA Loan Training

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### **PURPOSE**

The Roanoke Regional Loan Center is pleased to announce a **FREE** VA lender training seminar to be held November 15-16, 2005. Please refer to Pages 3 and 4 of this letter for the specific training topics.

### **TRAINING LOCATION**

Training will be held at the following location:

Veterans Benefits Academy  
Fallon Federal Building, Classroom 3  
31 Hopkins Plaza  
Baltimore, MD 21201

### **REGISTRATION INFORMATION**

Registration for training is self-service and must be completed on-line. Beginning October 26, 2005, participants can make reservations at our website:

<http://www.vba.va.gov/ro/Roanoke/rlc/lrc.htm>

### **TRAINING MATERIALS**

Training materials for the seminar will be available for download from our website on November 2, 2005 at: <http://www.vba.va.gov/ro/Roanoke/rlc/lrc.htm>. Please download the materials and bring them to the seminar.

### **CANCELLATIONS**

If you need to cancel your registration, please do so at least 5 business days prior to the scheduled seminar date. To cancel, go to: <http://www.vba.va.gov/ro/Roanoke/rlc/lrc.htm> and click on Cancel Registration.

### **QUESTIONS**

If you have questions about this class, please contact Del Ryan, Senior Loan Specialist at 1-800-933-5499, ext. 3152 or Peggy Wallace, Loan Specialist at 1-800-933-5499, ext. 3159, or by e-mail [roanokelendertraining@vba.va.gov](mailto:roanokelendertraining@vba.va.gov).

WENDY TORRES  
Assistant Loan Guaranty Officer

| <u>Date and Time</u>                                     | <u>What You Will Learn</u>  | <u>Who Should Attend</u>   |
|--|---|--|
| November 15<br>(Tuesday)<br>9:00 a.m.<br>to<br>3:00 p.m. | <p><b><u>Veteran Eligibility</u></b></p> <ul style="list-style-type: none"><li>• How to request the applicant's eligibility for a VA loan</li><li>• What the Certificate of Eligibility tells you</li><li>• Restorations</li></ul> <p>Practical Exercises</p> <p><b><u>Property Eligibility</u></b></p> <ul style="list-style-type: none"><li>• Properties eligible/ineligible for VA loans</li><li>• Minimum property requirements</li><li>• Eligible &amp; ineligible loan purposes</li></ul> <p><b><u>Occupancy Requirements</u></b></p> <p><b><u>VA Refinancing Loans</u></b></p> <ul style="list-style-type: none"><li>• Interest Rate Reduction Refinancing Loans</li><li>• Cash-out refinancing loans</li></ul> <p>Practical Exercises</p> | Individuals who want to improve their knowledge of the VA home loan program or desire a review |

| <u>Date and Time</u>                                       | <u>What You Will Learn</u>   | <u>Who Should Attend</u>   |
|--|--|--|
| November 16<br>(Wednesday)<br>9:00 a.m.<br>to<br>3:00 p.m. | <b><u>Processing and Underwriting VA Loans</u></b> <ul style="list-style-type: none"><li>• Current issues</li><li>• Verifying income, assets, debts and obligations</li><li>• Determining stable and reliable income</li><li>• Determining creditworthiness</li></ul> Practical Exercises<br><br><b><u>Closed Loan Procedures</u></b> <ul style="list-style-type: none"><li>• VA funding fees</li><li>• Other allowable closing costs</li><li>• Required documentation for closed loan</li></ul> Practical Exercises | Individuals who want to improve their knowledge of the VA home loan program or desire a review |